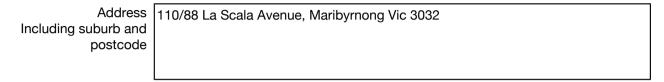
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale



#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$529,000

#### Median sale price

Median price	\$520,000	Hou	ıse	Unit	х	Suburb	Maribyrnong
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	205/86 La Scala Av MARIBYRNONG 3032	\$555,000	11/06/2018
2	303/86 La Scala Av MARIBYRNONG 3032	\$535,000	25/06/2018
3	403/4 La Scala Av MARIBYRNONG 3032	\$515,000	13/06/2018

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Avion Properties | P: 03 9317 6500









Property Type: Apartment Land Size: 93 sqm approx

Agent Comments

Nick Cartledge 9317 6500 0418580060 nick@avionproperties.com.au

**Indicative Selling Price** \$529,000 **Median Unit Price** 

Year ending June 2018: \$520,000

# Comparable Properties

205/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

**-**2







Price: \$555.000 Method: Private Sale Date: 11/06/2018

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 83 sqm approx

303/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

**—** 2







Price: \$535,000 Method: Private Sale Date: 25/06/2018

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 75 sqm approx



403/4 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

Price: \$515,000 Method: Private Sale Date: 13/06/2018

Rooms: 4

**-** 2

Property Type: Flat/Unit/Apartment (Res)

Account - Avion Properties | P: 03 9317 6500





Generated: 10/10/2018 14:37